

Appendix G:

Howard County's APFO

Howard County Department of Planning and Zoning

Howard County's APFO

Presentation to Howard County
APFO Task Force, 7/1/2015

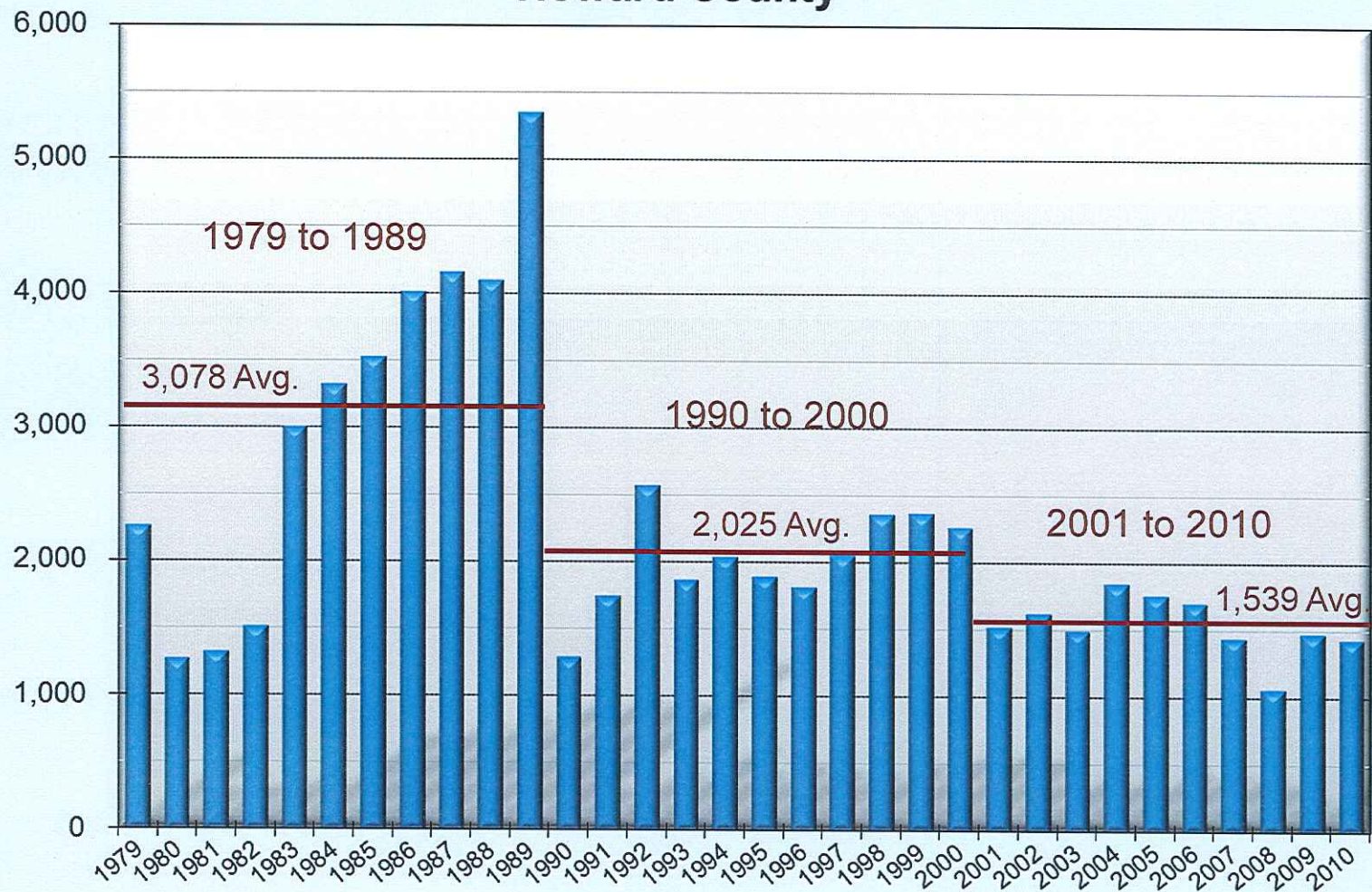
Jeff Bronow, Chief
Division of Research
Howard County DPZ

Growth Management Framework

(recap from presentation on 6/17/2015)

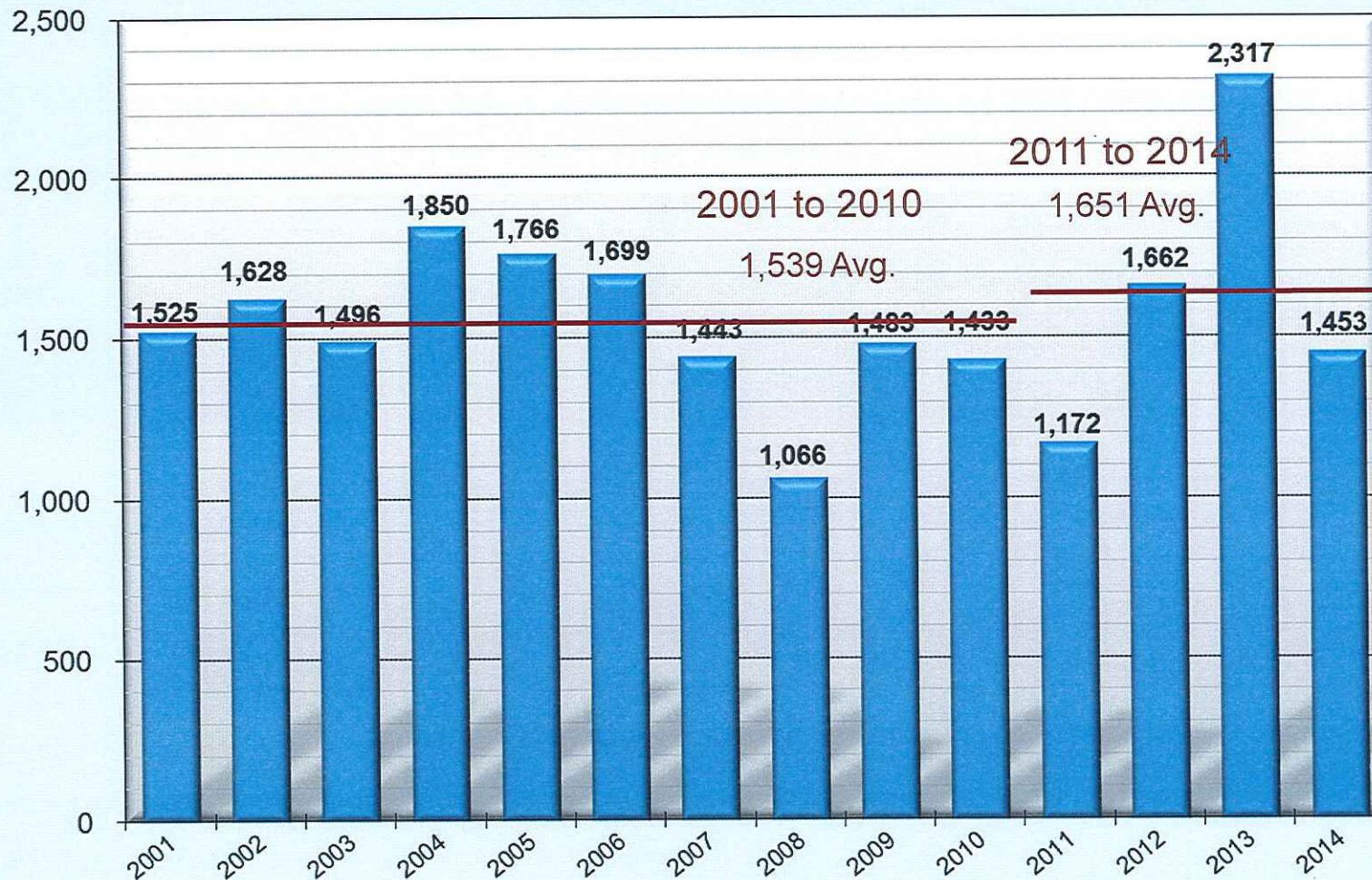
- Growth Management Policy overview
- Historical change in population & land use
- Development Monitoring System
- Household and population projections
- Fiscal Impact Analysis

Total Residential Building Permits Issued 1979 to 2010 Howard County



Source: 1990 to 2010 Howard County Department of Inspections, Licenses and Permits, 1979 to 1989 Regional Planning Council

Total Residential Building Permits Issued 2001 to 2014 Howard County



Source: Howard County Department of Inspections, Licenses and Permits

The Grand Bargain

- Ray Wacks, former Budget Director, would always refer to “The Grand Bargain”
- 1992 APFO Committee decision: institute a road excise tax along with growth control measures
- County will plan for and build schools and other infrastructure
- School impact fees or proffers would not be part of APFO

APFO Overview

- There are 3 test associated with APFO –
1) Allocations, 2) Schools, 3) Roads
- Allocations test is conducted at initial plan stage approval. For comprehensive plans, test conducted at plan submission (R-A-15, NT, PGCC, MXD)
- School test conducted once plan has allocations.
- For roads test, traffic study must be conducted, and adverse impacts must be mitigated by developer

Housing Unit Allocations

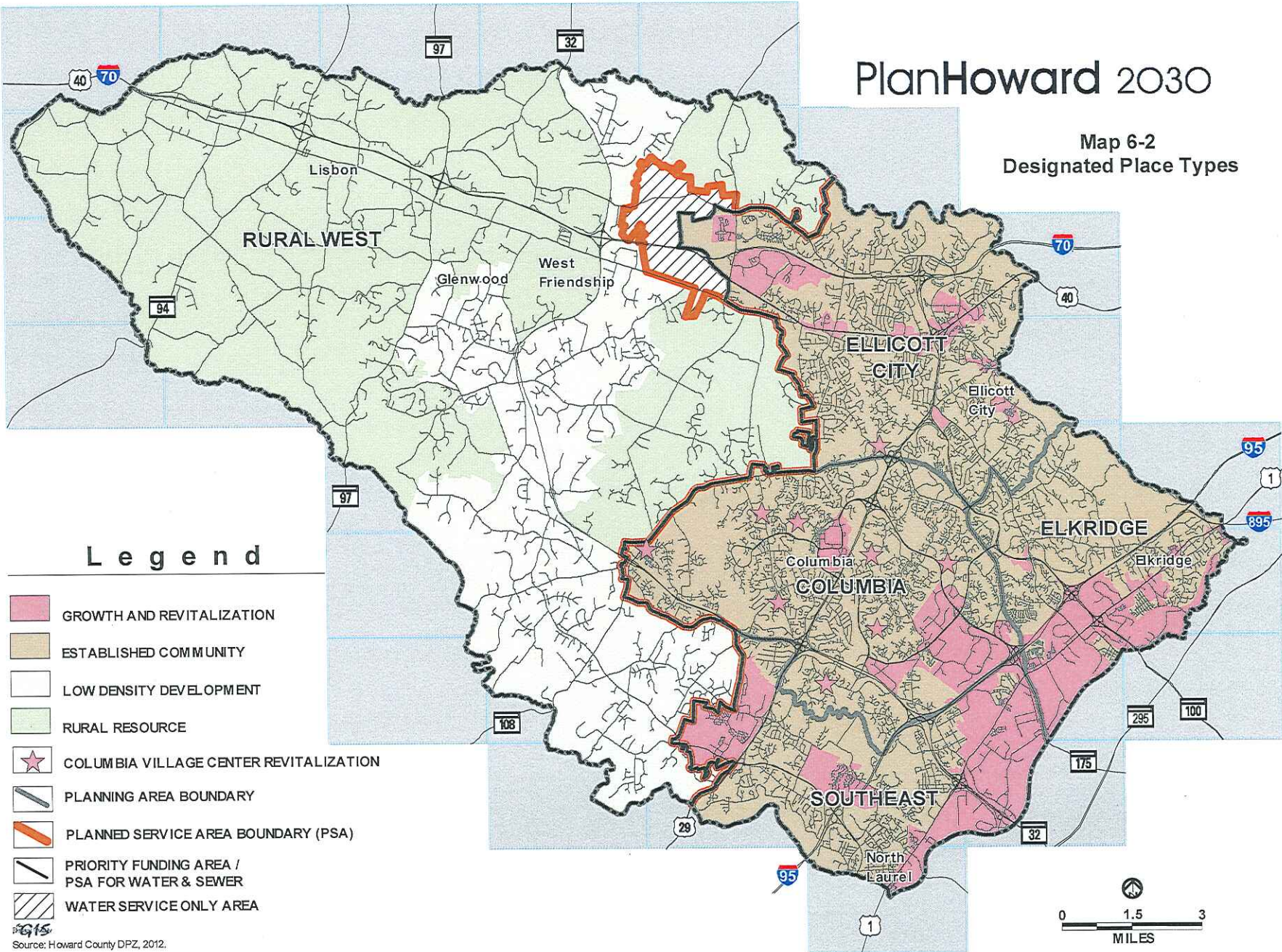
- The annual number of allocations is based on the General Plan – PlanHoward 2030
- 1 allocation = 1 dwelling unit no matter type
- Allocations pace development so county government can plan and provide for capital facilities
- Each year the County Council adopts a new 10 year allocation chart (derived from PlanHoward 2030)
- Allocations are given out by Designated Place Types & other specialty pools

Housing Unit Allocations

- Allocations can be phased (forced or voluntarily)
- Projects must meet plan submission milestone dates or allocations are voided
- Once all allocations are taken for an area, then plans go into a waiting bin
- Come of bin on a first come, first serve basis
- May grant up to 120% of available allocations in current allocation year for flexibility
- Rolling average is used to maintain General Plan targets

PlanHoward 2030

Map 6-2
Designated Place Types



PlanHoward 2030 Allocations

Figure 6-10
Howard County APFO Allocations Chart

Year	Downtown Columbia	Growth and Revitalization	Established Communities	Green Neighborhood	Rural West	Total County
2015	400	1,200	400	150	100	2,250
2016	350	1,200	400	150	100	2,200
2017	300	1,200	400	150	100	2,150
2018	100	1,200	400	150	100	1,950
2019	100	1,200	400	150	100	1,950
2020	96	1,200	400	150	100	1,946
2021	400	1,200	400	150	100	2,250
2022	350	1,200	400	150	100	2,200
2023	300	1,200	400	150	100	2,150
2024	225	1,200	400	150	100	2,075
2025	200	1,200	400	150	100	2,050
2026	200	1,200	400	150	100	2,050
2027	200	1,200	400	150	100	2,050
2028	179	1,200	400	150	100	2,029
2029	175	1,200	400	150	100	2,025
2030	175	1,200	400	150	100	2,025
20 Year Totals	3,750	19,200	6,400	2,400	1,600	33,350

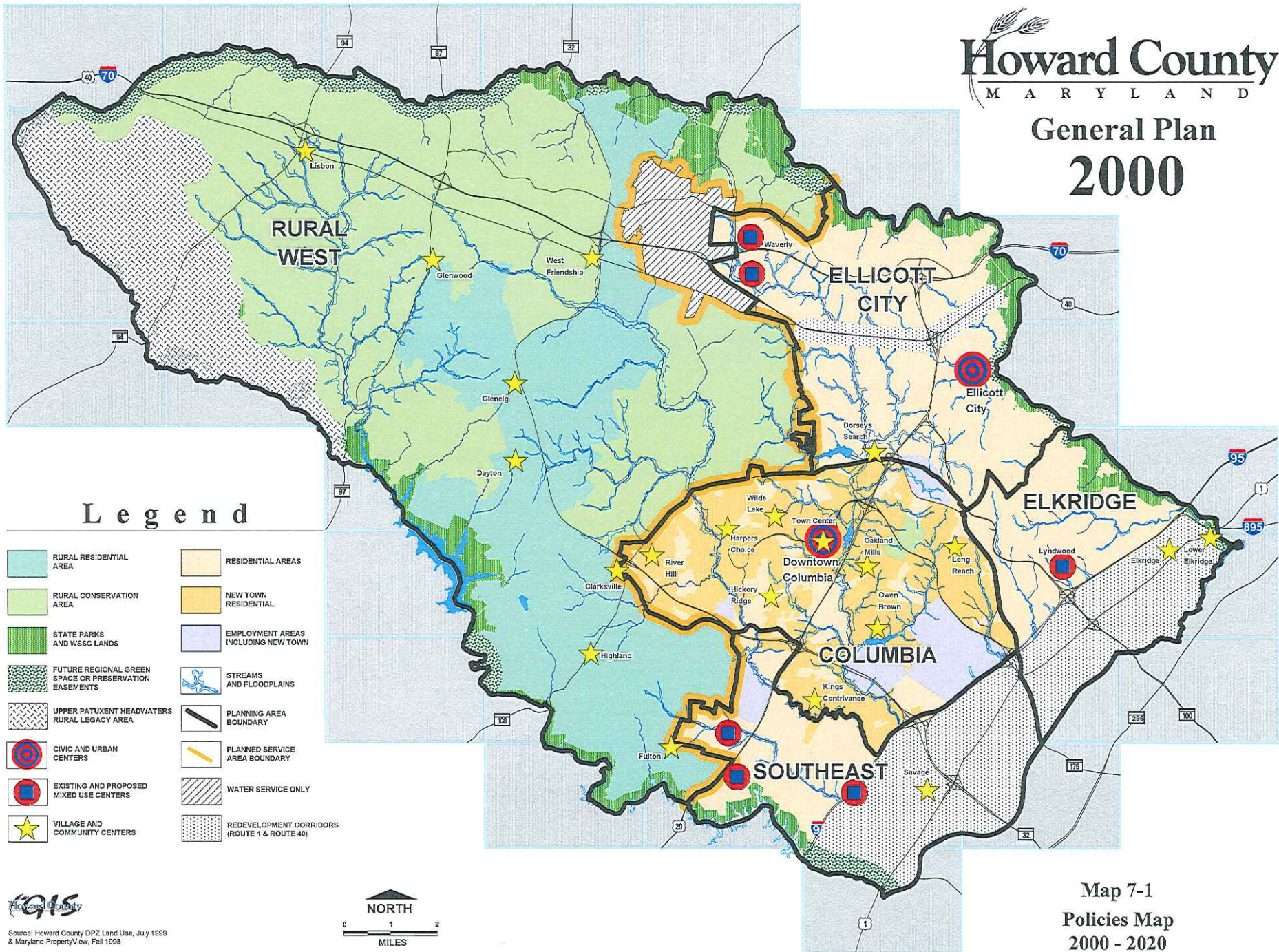
Source: Howard County DPZ

Housing Unit Allocations

- Only 35% of Growth & Revitalization allocations can be used in any one Planning Area
- There is also a Shared Established Communities and Growth & Revitalization allocation area – a common pool that can be used by either area based on any unused allocations from either area that are added annually per the rolling average process
- Both these provisions were added by County Council amendment

Howard County M A R Y L A N D

General Plan 2000



HOWARD COUNTY

Source: Howard County DPZ Land Use, July 1999
& Maryland PropertyView, Fall 1998



County Council to Adopt on July 6

HOWARD COUNTY HOUSING UNIT ALLOCATION CHART SUMMARY OF PLANNING REGIONS

Allocation Chart

Region	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Growth and Revitalization	1,187	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Established Communities	334	363	388	400	400	400	400	400	400	400
Green Neighborhood	257	229	201	150	150	150	150	150	150	150
Rural West	99	98	96	100	100	100	100	100	100	100
Shared G & R and Est.Comm (1)	269	269	223	0	0	0	0	0	0	0
Total	2,146	2,159	2,108	1,850	1,850	1,850	1,850	1,850	1,850	1,850

(1) Per Sec. 16.1110(o)(4) of APFO any unused allocations from the Growth & Revitalization and the Established Communities areas may be combined and redistributed using the rolling average into a single allocation category that may be used by development projects in either geographic area.

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING PERFORMANCE REQUIREMENTS**

	Remaining Phase I			Phase II							Remaining Phase II	Phase III
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
Downtown Columbia Revitalization	640	515	324	400	350	300	225	200	200	200	529	800

**Implementation of the residential component of the Downtown Columbia Plan will extend beyond the horizon of this housing unit allocation chart. Includes rolling average from previously adopted allocations chart to maintain downtown revitalization phasing progression as adopted in the Downtown Columbia Plan. Note that 390 allocations have already been granted in the 2013 allocation year 267 in the 2015 allocation year, and 160 in the 2016 allocation year. Including those and the allocations above the total adds up 5,500 units.

Allocation Waiting Bin Status

NEED ALLOCATIONS THAN TAKE OPEN/CLOSED TEST

	ALLOCATION AREA	File Number		2018 Allocations Received	2019 Allocations Received (phased)	2020 Allocations Received (phased)	Elementary District		School Region		Middle District		Open/ Closed Test
Established Communities													
1	Gladys Woods	F-15-005	2	2	70	30	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail
2	Encalve at Tiermey Farm	SP-15-006	148	48			Pointers Run	Pass	West	Pass	Clarksville	Pass	Pass
3	Primrose Preserve	F-14-113	2	2			Pointers Run	Pass	West	Pass	Clarksville	Pass	Pass
4	Brian Smith Property	F-14-134	2	2			Waterloo	Pass	Northeast	Pass	Mayfield Woods	Pass	Pass
5	Yorkio Properties	F-15-044	1	1	54		Fulton	Fail	Southeast	Pass	Hammond	Pass	Fail
6	Mill Haven	F-08-121	2	2			Talbott Springs	Pass	Columbia East	Pass	Oakland Mills	Pass	Pass
7	The Gatherings at Ellicott's Retreat	SDP-14-090	162	108			NA	NA	NA	NA	NA	NA	NA
8	Wright Property Lots 5 & 6	F-15-002	1	1			Ilchester	Pass	Northeast	Pass	Bonnie Branch	Pass	Pass
9	Bartlett Property	F-14-133	1	1			Rockburn	Pass	Northeast	Pass	Elkridge Landing	Pass	Pass
10	Centennial Choice	F-14-112	2	2			Northfield	Pass	North	Pass	Dunloggin	Fail	Fail
11	Knox Landing II	F-15-049	4	4			Gorman Crossing	Pass	Southeast	Pass	Murray Hill	Pass	Pass
12	Honeysuckle Ridge	SP-15-005	24	24			Gorman Crossing	Pass	Southeast	Pass	Murray Hill	Pass	Pass
13	Doves Fly	SP-15-004	15	15			Fulton	Fail	West	Pass	Hammond	Pass	Fail
14	Martin Road Property	SP-15-008	9	9			Clemens Crossing	Pass	Columbia West	Pass	Wilde Lake	Pass	Pass
15	Crestleigh Property	F-15-057	1	1			Northfield	Pass	North	Pass	Dunloggin	Fail	Fail
16	Dorsey Glen	SP-14-005	15	15			Ducketts Lane	Pass	Northeast	Pass	Thomas Viaduct	Pass	Pass
17	Armstrong Subdivision	F-14-085	3	3			Forest Ridge	Pass	Southeast	Pass	Patuxent Valley	Pass	Pass
18	Pine Acres	SP-15-011	19	19			Rockburn	Pass	Northeast	Pass	Elkridge Landing	Pass	Pass
19	Cypress Springs - Phase 3	F-14-127	1	1			Elkridge	Pass	Northeast	Pass	Elkridge Landing	Pass	Pass
20	Hilltop Landing	S-15-005	6	6			Clemens Crossing	Pass	Columbia West	Pass	Harper's Choice	Fail	Fail
21	High Ridge Estates	S-15-004	6	6	Gorman Crossing	Pass	Southeast	Pass	Murray Hill	Pass	Pass		
22	Wertz Property	F-11-070	1	1	Ilchester	Pass	Northeast	Pass	Bonnie Branch	Pass	Pass		
23	Pine Grove Addition Lots 1 Thru 6	F-15-036	5	5	Elkridge	Pass	Northeast	Pass	Elkridge Landing	Pass	Pass		
24	Sunell Property	SP-15-002	3	3	Hollifield Station	Pass	North	Pass	Patapsco	Fail	Fail		
Shared Est. Comm and G & R													
24	Sunell Property	SP-15-002	35	35			Hollifield Station	Pass	North	Pass	Patapsco	Fail	Fail
25	The Preserve at River Hill	SP-15-009	7	7			Clarksville	Pass	West	Pass	Clarksville	Pass	Pass
26	Kindler Overlook III	S-15-006	7	7			Hammond	Pass	Southeast	Pass	Hammond	Pass	Pass
Rural West													
27	Millard Taylor Subdivision	F-15-065	1	1			Bushy Park	Pass	West	Pass	Glenwood	Pass	Pass

SUMMARY TOTAL

Planning Area	In Bin	Get Out	% Get Out	Then Pass Schools	% Pass Schools	% Pass Both
Established Communities	435	435	100%	405	93%	93%
Shared Est. Comm and G & R	49	49	100%	14	29%	29%
Rural West	1	1	100%	1	100%	100%
Total	485	485	100%	420	87%	87%

Housing Unit Allocations - History

- Started in 1992 with six school regions.
- After 2000 General Plan, moved to fixed planning areas – Columbia, Elkridge, Ellicott City, Rural West, Southeast, (Senior East)
- In 2003 (2006 allocation year) added Route 1
- In 2006 (2009 allocation year) added MIHU
- In 2007 (2010 allocation year) added Green Neighborhood
- In 2010 (2013 allocation year) added DT Columbia
- In 2013 (2016 allocation year) adopted PlanHoward 2030 Designated Place Types

Housing Unit Allocations - History

Closed Status - At sometime before end of allocation year

Allocation Year	Columbia East	Columbia West	North	Northeast	Southeast	West
1995	Open	Open	Open	Open	Open	Open
1996	Open	Open	Closed	Closed	Open	Open
1997	Open	Open	Closed	Closed	Open	Open
1998	Open	Open	Closed	Closed	Open	Open
1999	Open	Open	Closed	Closed	Open	Open
2000	Open	Open	Closed	Open	Open	Closed
2001	Open	Open	Closed	Open	Open	Open
2002	Closed	Open	Closed	Open	Open	Open
2003	Open	Open	Closed	Open	Open	Open

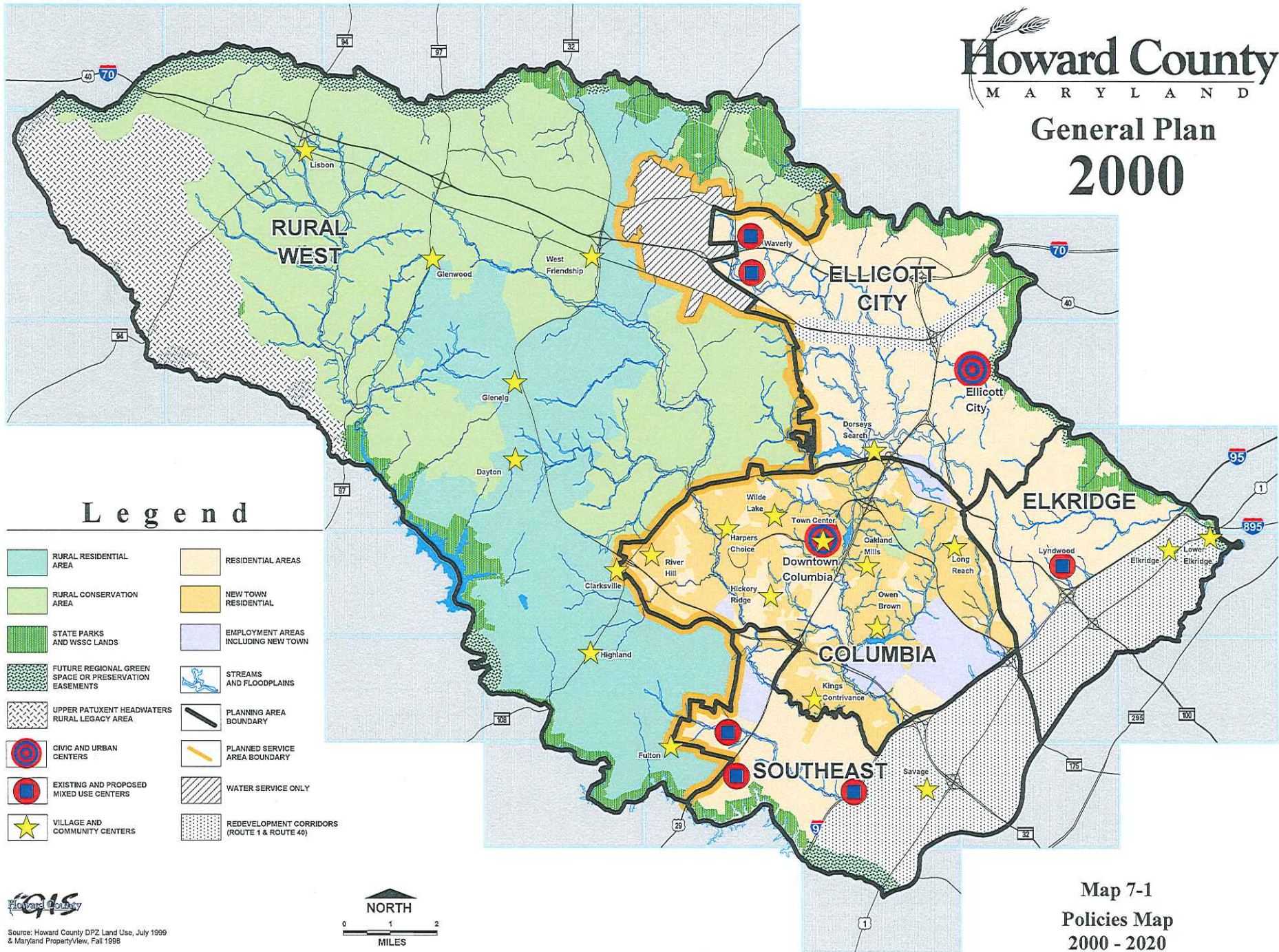
GP 2000 Adopted	Columbia	Elkridge	Ellicott City	Rural West	Southeast	Senior East	Route 1	MIHU	Green	DT Columbia
2003	Open	Closed	Closed	Closed	Closed	Closed	NA	NA	NA	NA
2004	Open	Closed	Closed	Closed	Closed	Closed	NA	NA	NA	NA
2005	Open	Closed	Closed	Closed	Closed	Open	NA	NA	NA	NA
2006	Open	Closed	Closed	Closed	Closed	Open	Open	NA	NA	NA
2007	Open	Closed	Closed	Closed	Closed	Closed	Open	NA	NA	NA
2008	Open	Closed	Closed	Closed	Closed	Open	Open	NA	NA	NA
2009	Open	Closed	Open	Closed	Closed	Open	Closed	Open	NA	NA
2010	Open	Closed	Open	Open	Closed	Open	Open	Open	Open	NA
2011	Open	Closed	Open	Open	Open	Open	Open	Open	Open	NA
2012	Open	Closed	Open	Open	Open	Open	Open	Closed	Open	NA
2013	Open	Closed	Open	Open	Open	Open	Closed	Closed	Open	Open
2014	Open	Closed	Open	Open	Open	Open	Closed	Open	Open	Open
2015	Open	Closed	Open	Open	Open	Open	Closed	Open	Open	Open

PlanHoward 2030 Adopted	Established Communities	Growth & Revitalization	Rural West	Green	DT Columbia	Shared ES and G & R
2015	Closed	Open	Open	Open	Open	NA
2016	Closed	Part Closed (1)	Open	Open	Open	NA
2017	Closed	Part Closed (1)	Closed	Open	Open	Closed

(1) Elkridge and Southeast Planning Areas Closed for G & R

Howard County M A R Y L A N D

General Plan 2000



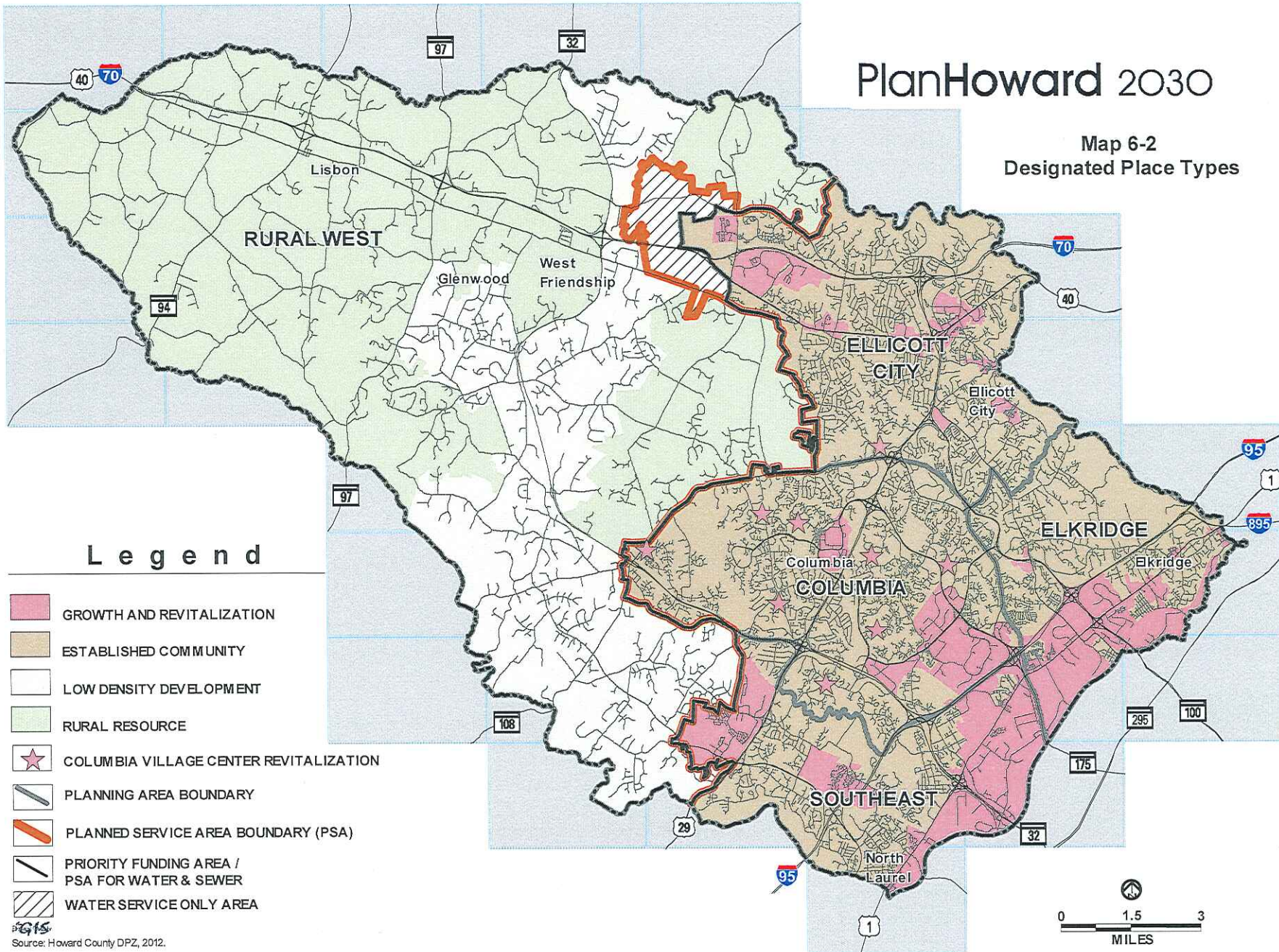
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Source: Howard County DPZ Land Use, July 1999
& Maryland PropertyView, Fall 1998



PlanHoward 2030

Map 6-2
Designated Place Types



Housing Unit Allocations – History

Allocations Bin Status - Units on hold at end of allocation year

Allocation Year	Columbia East	Columbia West	North	Northeast	Southeast	West	Total				
1995	0	0	0	0	0	0	0				
1996	0	0	59	4	0	0	63				
1997	0	0	27	805	0	0	832				
1998	0	0	369	319	0	0	688				
1999	0	0	323	546	0	0	869				
2000	0	0	82	0	0	27	109				
2001	0	0	74	0	0	0	74				
2002	0	0	484	0	0	0	484				
2003	0	0	360	0	0	0	360				
General Plan Adopted	Columbia	Elkridge	Ellicott City	Rural West	Southeast	Senior East	Route 1	MIHU	Green	DT Columbia	Total
2003	0	85	122	147	107	0	NA	NA	NA	NA	461
2004	0	162	15	241	79	0	NA	NA	NA	NA	497
2005	0	123	21	429	81	0	NA	NA	NA	NA	654
2006	0	384	51	141	100	0	0	NA	NA	NA	676
2007	0	474	21	326	121	52	0	NA	NA	NA	994
2008	0	595	13	246	148	0	0	NA	NA	NA	1,002
2009	0	500	0	129	90	0	2,206	0	NA	NA	2,925
2010	0	469	0	0	84	0	0	0	0	NA	553
2011	0	261	0	0	0	0	0	0	0	NA	261
2012	0	248	0	0	0	0	0	0	0	NA	248
2013	0	211	0	0	0	0	0	0	0	0	211
2014	0	37	0	0	0	0	0	0	0	0	37
2015	0	12	0	0	0	0	0	0	0	0	12
PlanHoward 2030 Adopted	Established Communities	Growth & Revitalization	Rural West	Green	DT Columbia	Shared ES and G & R	Total				
2015	17	0	0	0	0	NA	17				
2016	111	0	0	0	0	NA	111				
2017	484	0	1	0	0	0	485				

Open/Closed Schools Test

- This test is taken after allocations are received.
- There are 3 tests that a project must pass –
 - 1) open elementary school district
 - 2) open elementary school region
 - 3) open middle school district (added after GP 2000)
- Must pass all three or go in waiting bin
- Can be held up for a maximum of 4 years
- Each year the County Council adopts a new open/closed school chart. Failed projects re-tested
- Chart is created & approved by the HCPSS

ELEMENTARY SCHOOLS - MAY 2015 APFO Test

Capacity Utilization Rates with Board of Education's Approved FY 2016 Capital Budget Projects

Chart reflects May 2014 Projections, Board of Education's Requested FY 2016 capacities, and proposed redistricting associated with Capital Projects.

Capacity				2018-19		2019-20		2020-21		2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28						
	2018	2019	2020	2021	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.						
Columbia - East	2018	2019	2020	2021	463	116.3	C	450	113.1	446	112.1	443	111.3	462	116.1	C	479	120.4	C	497	124.9	C	516	129.6	C			
Cradlerock ES	398	398	398	398	463	116.3		450	113.1	446	112.1	443	111.3	462	116.1		479	120.4		497	124.9		516	129.6				
Jeffers Hill ES	421	421	421	421	384	91.2		387	91.9	392	93.1	396	94.1	402	95.5		405	96.2		410	97.4		415	98.6				
Phelps Luck ES	616	616	616	616	544	88.3		546	88.6	549	89.1	557	90.4	561	91.1		558	90.6		564	91.6		567	92.0				
Stevens Forest ES	399	399	399	399	455	114.0		454	113.8	460	115.3	C	463	116.0	C	469	117.5	C	467	117.0	C	470	117.8	C	474	118.8	C	
Talbot Springs ES	377	377	377	377	381	101.1		386	102.4	382	101.3		381	101.1		384	101.9		391	103.7		395	104.8		399	105.8		
Thunder Hill ES	509	509	509	509	523	102.8		518	101.8	522	102.6		520	102.2		527	103.5		536	105.3		542	106.5		545	107.1		
Region Totals	2720	2720	2720	2720	2750	101.1		2741	100.8	2751	101.1		2763	101.6		2780	102.2		2816	103.5		2855	105.0		2892	106.3		
Columbia - West	361	361	361	361	371	102.8		379	105.0	381	105.5		384	106.4		389	107.8		390	108.0		392	108.6		397	110.0		
Bryant Woods ES	521	521	521	521	524	100.6		520	99.8	530	101.7		524	100.6		521	100.0		505	96.9		497	95.4		493	94.6		
Clemens Crossing ES	512	512	512	512	442	86.3		435	85.0	432	84.4		432	84.4		429	83.8		434	84.8		439	85.7		444	86.7		
Longfellow ES	515	515	515	515	727	141.2	O ^{cap}	779	151.3	O ^{cap}	837	162.5	C	894	173.6	C	950	184.5	C	995	193.2	C	1023	198.6	C	1047	203.3	C
Running Brook ES	A	621	621	621	566	91.1		557	89.7	557	89.7		554	89.2		562	90.5		565	91.0		571	91.9		576	92.8		
Swansfield ES	621	621	621	621	566	91.1		557	89.7	557	89.7		554	89.2		562	90.5		565	91.0		571	91.9		576	92.8		
Region Totals	2530	2530	2530	2530	2630	104.0		2670	105.5	2737	108.2		2788	110.2		2851	112.7		2889	114.2		2922	115.5	C	2957	116.9	C	
Northeastern	751	751	751	751	841	112.0		886	118.0	C	917	122.1	C	936	124.6	C	938	124.9	C	923	122.9	C	927	123.4	C	922	122.8	C
Bellevue Spring ES	772	772	772	772	817	105.8		818	106.0		845	109.5		867	112.3		867	112.3		870	112.7		868	112.4		862	111.7	
Deep Run ES	669	669	669	669	1091	163.1	O ^{cap}	1178	176.1	O ^{cap}	1256	187.7	O ^{cap}	1308	195.5	C	1336	199.7	C	1314	196.4	C	1282	191.6	C	1251	187.0	C
Ducketts Lane ES	760	760	760	760	886	116.6	O ^{cap}	894	117.6	O ^{cap}	896	117.9	O ^{cap}	898	118.2	C	909	119.6	C	924	121.6	C	946	124.5	C	969	127.5	C
Elkridge ES	653	653	653	653	601	92.0		579	88.7		584	89.4		601	92.0		639	97.9		671	102.8		691	105.8		726	111.2	
Ilchester ES	788	788	788	788	610	90.8		597	88.8		614	91.4		651	96.9		687	102.2		712	106.0		733	109.1		756	112.5	
New ES #42	672	672	672	672	926	117.5	C	923	117.1	C	911	115.6	C	882	111.9		870	110.4		880	111.7		884	112.2		894	113.5	
Rockburn ES	788	788	788	788	670	101.1		674	101.7		685	103.3		700	105.6		701	105.7		703	106.0		712	107.4		721	108.7	
Veterans ES	663	663	663	663	527	89.3		523	88.6		508	86.1		489	82.9		502	85.1		512	86.8		534	90.5		554	93.9	
Waterloo ES	590	590	590	590	527	89.3		523	88.6		508	86.1		489	82.9		502	85.1		512	86.8		534	90.5		554	93.9	
Worthington ES	7106	7106	7106	7106	6969	98.1		7072	99.5		7216	101.5		7332	103.2		7449	104.8		7509	105.7		7577	106.6		7655	107.7	
Region Totals	7106	7106	7106	7106	6969	98.1		7072	99.5		7216	101.5		7332	103.2		7449	104.8		7509	105.7		7577	106.6		7655	107.7	
Northern	647	647	647	647	756	116.8	C	790	122.1	C	810	125.2	C	814	125.8	C	818	126.4	C	822	127.0	C	826	127.7	C	831	128.4	C
Centennial Lane ES	694	694	694	694	730	105.2		748	107.8		792	114.1		823	118.6	C	845	121.8	C	851	122.6	C	860	123.9	C	852	122.8	C
Hollifield Station ES	681	681	681	681	1025	150.5	O ^{cap}	1126	165.3	O ^{cap}	1230	180.6	O ^{cap}	1307	191.9	O ^{cap}	1356	199.1	O ^{cap}	1367	200.7	O ^{cap}	1354	198.8	O ^{cap}	1313	192.8	O ^{cap}
Manor Woods ES	700	700	700	700	714	102.0		721	103.0		727	103.9		738	105.4		742	106.0		764	109.1		783	111.9		828	118.3	
Northfield ES	612	612	612	612	762	124.5	C	751	122.7	C	773	126.3	C	774	126.5	C	784	128.1	C	780	127.5	C	787	128.6	C	809	132.2	C
St Johns Lane ES	738	738	738	738	645	87.4		635	86.0		614	83.2		609	82.5		613	83.1		621	84.1		634	85.9		661	89.6	
Waverly ES	A	738	738	738	645	87.4		635	86.0		614	83.2		609	82.5		613	83.1		621	84.1		634	85.9		661	89.6	
Region Totals	4072	4072	4072	4072	4632	113.8		4771	117.2	C	4946	121.5	C	5065	124.4	C	5158	126.7	C	5205	127.8	C	5244	128.8	C	5294	130.0	C
Southeastern	424	424	424	424	403	95.0		416	98.1		416	98.1		419	98.8		422	99.5		425	100.2		428	100.9		434	102.4	
Atholton ES	666	666	666	666	794	119.2	O ^{cap}	841	126.3	O ^{cap}	870	130.6	O ^{cap}	893	134.1	C	903	135.6	C	919	138.0	C	934	140.2	C	938	140.8	C
Bollman Bridge ES	669	669	669	669	935	139.8	O ^{cap}	979	146.3	O ^{cap}	1017	152.0	O ^{cap}	1024	153.1	C	1048	158.7	C	1078	161.1	C	1085	162.2	C	1075	160.7	C
Forest Ridge ES	700	700	700	700	739	105.6		736	105.1		745	106.4		744	106.3		751	107.3		741	105.9		731	104.4		724	103.4	
Gorman Crossing ES	465	465	465	465	498	107.1		507	109.0		514	110.5		505	108.6		511	109.9		511	109.9		518	111.4		530	114.0	
Guilford ES	653	653	653	653	622	95.3		645	98.8		689	105.5		705	108.0		713	109.2		732	112.1		755	115.6	C	780	119.4	C
Hammond ES	640	640	640	640	573	89.5		559	87.3		547	85.5		558	87.2		552	86.3		554	86.6		555	86.7		558	87.2	
Laurel Woods ES	4217	4217	4217	4217	4564	108.2		4683	111.1		4798	113.8		4848	115.0	C	4900	116.2	C	4960	117.6	C	5006	118.7	C	5039	119.5	C
Region Totals	4217	4217	4217	4217	4564	108.2		4683	111.1		4798	113.8		4848	115.0	C	4900	116.2	C	4960	117.6	C	5006	118.7	C	5039	119.5	C
Western	788	788	788	788	569	72.2		565	71.7		575	73.0		573	72.7		583	74.0		573	72.7		581	73.7		600	76.1	
Bushy Park ES	612	612	612	612	394	64.4		382	6																			

MIDDLE SCHOOLS - MAY 2015 APFO Test

Capacity Utilization Rates with Board of Education's Approved FY 2016 Capital Budget Projects

Chart reflects May 2014 Projections, Board of Education's Requested FY 2016 capacities, and proposed redistricting associated with Capital Projects.

Chart reflects May 2014 Projections, Board of Education's Requested FY 2016 Capacities, and Proposed Restructuring Associated with the Plan. Projections																																			
Capacity					2018-19		2019-20		2020-21		2021-22		2022-23		2023-24		2024-25		2025-26		2026-27		2027-28												
	2018	2019	2020	2021	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.											
Columbia - East	643	643	643	643	622	96.7	626	97.4	620	96.4	625	97.2	624	97.0	611	95.0	611	95.0	610	94.9	627	97.5	634	98.6											
Lake Elkhorn MS	506	506	506	506	512	101.2	518	102.4	519	102.6	516	102.0	513	101.4	520	102.8	521	103.0	528	104.3	528	104.3	530	104.7											
Oakland Mills MS																																			
Region MS Totals	1149	1149	1149	1149	1134	98.7	1144	99.6	1139	99.1	1141	99.3	1137	99.0	1131	98.4	1132	98.5	1138	99.0	1155	100.5	1164	101.3											
Columbia - West					592	117.0	C	612	120.9	C	591	116.8	C	616	121.7	C	596	117.8	C	590	116.6	C	584	115.4	C	587	116.0	C	592	117.0	C	592	117.0	C	
Harpers Choice MS	R	506	506	506	506	693	91.2		741	97.5		740	97.4		768	101.1		787	103.6		834	109.7		875	115.1	C	922	121.3	C	949	124.9	C	966	127.1	C
Wilde Lake MS		760	760	760	760																														
Region MS Totals		1266	1266	1266	1266	1285	101.5		1353	106.9		1331	105.1		1384	109.3		1383	109.2		1424	112.5		1459	115.2		1509	119.2		1541	121.7		1558	123.1	
Northeastern					735	111.0		749	113.1		699	105.6		667	100.8		649	98.0		657	99.2		650	98.2		657	99.2		673	101.7		693	104.7		
Bonnie Branch MS		662	662	662	662																														
Elkridge Landing MS		779	779	779	779	734	94.2		742	95.3		747	95.9		782	100.4		798	102.4		816	104.7		838	107.6		845	108.5		844	108.3		857	110.0	
Ellicott Mills MS	A	662	662	662	662	852	128.7	C	883	107.9		909	111.1		937	114.5		929	113.6		931	113.8		917	112.1		926	113.2		926	113.2		921	112.6	
Mayfield Woods MS		798	798	798	798	780	97.7		851	106.6		863	108.1		901	112.9		916	114.8		964	120.8	C	1007	126.2	C	1021	127.9	C	1020	127.8	C	1024	128.3	C
Thomas Viaduct MS		701	701	701	701	733	104.6		803	114.6		833	118.8	C	891	127.1	C	899	128.2	C	966	137.8	C	1026	146.4	C	1093	155.9	C	1103	157.3	C	1109	158.2	C
Region MS Totals		3602	3758	3758	3758	3834	106.4		4028	107.2		4051	107.8		4178	111.2		4191	111.5		4334	115.3		4438	118.1		4542	120.9		4566	121.5		4604	122.5	
Northern					767	98.5		782	100.4		808	103.7		839	107.7		892	114.5		938	120.4	C	976	125.3	C	999	128.2	C	1009	129.5	C	1009	129.5	C	
Burleigh Manor MS		579	579	579	579	674	119.3	C	678	102.4		689	104.1		712	107.6		716	108.2		722	109.1		720	108.8		721	108.9		735	111.0		748	113.0	
Dunloggin MS	A	665	662	662	662	752	117.0	C	768	119.4	C	762	118.5	C	773	120.2	C	753	117.1	C	786	122.2	C	789	122.7	C	812	126.3	C	818	127.2	C	840	130.6	C
Patapsco MS		643	643	643	643																														
Region MS Totals		1987	2084	2084	2084	2193	110.4		2228	106.9		2259	108.4		2324	111.5		2361	113.3		2446	117.4		2485	119.2		2532	121.5		2562	122.9		2597	124.6	
Southeastern					629	104.1		654	108.3		682	112.9		685	113.4		709	117.4	C	738	122.2	C	758	125.5	C	771	127.6	C	779	129.0	C	781	129.3	C	
Hammond MS		604	604	604	604	746	112.7		810	122.4	C	843	127.3	C	839	126.7	C	800	120.8	C	792	119.6	C	804	121.5	C	804	121.5	C	798	120.5	C	788	119.0	C
Murray Hill MS		662	662	662	662	844	111.1		838	110.3		873	114.9		878	115.5		911	119.9	C	948	124.7	C	976	128.4	C	1018	133.9	C	1068	140.5	C	1081	142.2	C
Patuxent Valley MS		760	760	760	760																														
Region MS Totals		2026	2026	2026	2026	2219	109.5		2302	113.6		2398	118.4		2402	118.6		2420	119.4		2478	122.3		2538	125.3		2593	128.0		2645	130.6		2650	130.8	
Western					521	81.0		537	83.5		514	79.9		490	76.2		470	73.1		476	74.0		482	75.0		479	74.5		474	73.7		475	73.9		
Clarksville MS		643	643	643	643	649	98.0		706	106.6		710	107.3		704	106.3		700	105.7		723	109.2		732	110.6		719	108.6		709	107.1		709	107.1	
Folly Quarter MS		662	662	662	662	497	91.2		521	95.6		515	94.5		523	96.0		485	89.0		493	90.5		487	89.4		512	93.9		507	93.0		513	94.1	
Glenwood MS		545	545	545	545	701	701		724	104.3		774	110.4		779	111.1		788	112.4		804	114.7		811	115.7	C	797	113.7		776	110.7		764	109.0	
Lime Kiln MS		701	701	701	701	832	104.3		848	106.3		867	108.6		855	107.1		875	109.6		882	110.5		922	115.5	C	938	117.5	C	960	120.3	C	965	120.9	C
Mount View MS		798	798	798	798																														
Region MS Totals		3349	3349	3349	3349	3223	96.2		3386	101.1		3385	101.1		3358	100.3		3318	99.1		3378	100.9		3434	102.5		3445	102.9		3426	102.3		3426	102.3	
Countywide Totals		13379	13632	13632	13632	13888	103.8		14441	105.9		14563	106.8		14787	108.5		14810	108.6		15191	111.4		15486	113.6		15759	115.6		15895	116.6		15999	117.4	

A: capacity includes additions as reflected in FY 2016 CIP for Grades 6-8 between 2015 and 2021.

R: Replacement school scheduled to open August 2017.

O/C School Waiting Bin Status

ALREADY HAVE ALLOCATIONS AND ARE RE-TAKING OPEN/CLOSED SCHOOLS TEST

	File Number	File Name	Elementary District		School Region		Middle District		Open/ Closed Test	Allocations	Failure Number
27	SDP-15-023	Day Resource Center	Bollman Bridge	Pass	Southeast	Pass	Patuxent Valley	Pass	Pass	35	
28	SP-14-007	Whiskey Bottom Point	Forest Ridge	Pass	Southeast	Pass	Patuxent Valley	Pass	Pass	6	
29	F-13-116	Ellicott Woods	Worthington	Pass	Northeast		Ellicott Mills	Fail	Fail	2	2nd failed test
30	F-14-074	Acra Property	Waterloo	Pass	Northeast		Ellicott Mills	Fail	Fail	2	2nd failed test
31	F-15-014	Sunset View	Waterloo	Pass	Northeast		Ellicott Mills	Fail	Fail	2	2nd failed test
32	S-14-002 (1)	The Park at Locust Thicket	Bellows Spring	Fail	Northeast	Pass	Mayfield Woods	Pass	Fail	138	3rd failed test
33	S-14-001 (2)	Oxford Square	Ducketts Lane	Pass	Northeast	Pass	Thomas Viaduct	Pass	Pass	494	5th failed test - PASS (for 2020)
34	SDP-14-074 (3)	Long Gate Overlook	Veterans	Fail	Northeast	Pass	Ellicott Mills	Fail	Fail	73	3rd failed test
35	S-12-001A	Ellicott Mills Overlook	Veterans	Fail	Northeast	Pass	Dunloggin	Fail	Fail	18	4th failed test
36	F-14-082	Dunwoody Proeperty	Centennial Lane	Fail	North	Pass	Burleigh Manor	Pass	Fail	1	2nd failed test
37	SP-14-004 (4)	Kings Forest	Centennial Lane	Fail	North	Pass	Burleigh Manor	Pass	Fail	37	2nd failed test
38	F-14-078	Jett Property	Waverly	Pass	North	Pass	Patapsco	Fail	Fail	1	2nd failed test
39	SP-14-008 (5)	Westmount	Manor Woods	Pass	North	Pass	Burleigh Manor	Pass	Pass	275	
40	F-14-045	Goins Property	St. John's Lane	Fail	North	Pass	Patapsco	Fail	Fail	3	2nd failed test
41	F-13-106	Melvin Property	Hollifield Station	Pass	North	Pass	Dunloggin	Fail	Fail	5	3rd failed test
42	SP-13-013	Tiber Woods	Northfield	Pass	North	Pass	Dunloggin	Fail	Fail	33	3rd failed test
43	F-12-017 (6)	Geier Subdivision	Northfield	Pass	North	Pass	Dunloggin	Fail	Pass	2	5th failed test - PASS
44	F-12-093 (6)	Hawes	Northfield	Pass	North	Pass	Dunloggin	Fail	Pass	2	5th failed test - PASS
45	SP-15-014 (7)	Maple Lawn South	Fulton	Fail	West	Pass	Lime Kiln	Pass	Fail	4	2nd failed test

(1) This plan fails the school test for the third time for 2019 (138 units).

(2) This plan passes the school test for 2018 and 2019 and passes by default for 2020 (fails for 2020 now, but will reach 5 tests by 2020 chart) (46 for year 2018, 150 for year 2019, and 298 for year 2020)

(3) This plan fails the school test for 2017 and 2018 for the third time (37 for year 2017 and 36 for year 2018).

(4) This plan fails for the second time (33 units for year 2017 and 4 units for 2018)

(5) This plan already passed for 50 units in 2017, and now passes for 82 units in 2018, 100 units in 2019 and 93 units in 2020.

(6) These projects reached maximum failures so can now move forward.

(7) This is a phased plan with 4 allocations failing the schools test in 2018 as part of phase 2 (Phase 1 with 171 allocations in 2017 already passed the schools test).

SUMMARY TOTAL

School Region	In Bin	Get Out	% Get Out
Southeast	41	41	100%
Northeast	729	494	68%
North	359	279	78%
West	4	0	0%
Total	1,133	814	72%

SUMMARY TOTAL FOR ALLOCATION AND O/C BINS

	In Bin	Get Out	Percent
Total units	1,611	1,227	76%
Total plans	45	25	56%

O/C School Waiting Bin Status

Projects on Hold Due to Closed Schools - Future Allocation Years for Phased Plans

Project	Planning Area	Year			Total Units On Hold
		2018	2019	2020	
Oxford Square	Elkridge	46	150	298	494
The Park at Locust Thicket	Elkridge	0	138	0	138
Long Gate Overlook	Ellicott City	36	0	0	36
Westmount	Ellicott City	82	100	93	275
Kings Foresst	Ellicott City	4	0	0	4
Maple Lawn South	Southeast	4	0	0	4
Total Housing Units on Hold		172	388	391	951

Elementary Schools	120%								115%																	# closed
	3	1	9	5	1	1	1	6	4	9	13	10	14	12	11	4	1	0	0	6	5	3	5	1	5	
Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Centennial Lane	0	0	0	0	0	0	0	0	0	0	0	C	0	0	C	0	0	0	0	0	0	0	0	0	C	
Hollifield Station								C	0	0	0	C	0	C	C	0	0	0	0	0	0	0	0	0	0	
Manor Woods				0	0	0	0	0	0	0	C	0	C	C	C	C	C	0	0	0	0	0	C	0	0	
Northfield	0	0	C	C	0	0	0	0	0	0	C	0	C	C	C	0	0	0	0	0	0	0	0	0	0	
St. John's Lane	C	0	C	0	0	0	0	0	0	0	0	C	0	0	C	0	0	0	0	0	0	0	0	0	0	
Waverly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Northern Region	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	
Bushy Park	0	0	0	0	0	0	0	0	C	C	C	0	C	C	C	0	0	0	0	0	0	0	0	0	0	
Dayton Oaks																	0	0	0	0	0	0	0	0	0	
Clarksville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fulton								0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	
Lisbon	0	0	0	0	0	0	0	0	C	C	C	C	C	C	C	0	0	0	0	0	0	0	0	0	0	
Pointers Run	0	0	0	0	0	0	0	C	C	C	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	
Triadelphia Ridge								0	0	0	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	
West Friendship	0	0	0	0	0	0	0	0	0	0	0	C	C	C	0	0	0	0	0	0	0	0	0	0	0	
Western Region	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	
Cradlerock (Dasher Green)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Jeffers Hill	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	
Phelps Luck	0	0	0	0	0	0	0	0	0	0	0	0	C	0	C	0	0	0	0	C	0	0	0	0	0	
Stevens Forest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Talbott Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	
Thunder Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	
Columbia East Region	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bryant Woods	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	
Clemens Crossing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	
Longfellow	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	
Running Brook	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Swansfield	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	
Columbia West Region	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bellows Spring															0	C	0	0	0	C	C	0	0	0	0	
Deep Run	0	0	0	C	0	0	0	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Elkridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	C	0	0	0	0	
Ilchester					0	0	C	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ducketts Lane																								0	C	
Rockburn			0	0	0	0	0	C	0	C	C	0	0	0	C	0	0	0	0	0	0	0	0	0	0	
Veterans																		0	0	0	0	0	C	0	C	
Waterloo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	
Worthington	0	0	0	0	0	0	0	0	0	C	C	0	C	0	C	0	0	0	0	0	0	0	0	0	0	
Northeast Region	0	0	0	0	0	0	0	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Atholton	0	0	C	0	0	0	0	0	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bollman Bridge	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	
Forest Ridge		0	C	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	C	C	0	0	0	
Gorman Crossing								0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	
Guilford	C	0	C	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	C	0	C	0	0	0	
Hammond	0	0	C	0	0	0	0	0	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	
Laurel Woods	0	C	C	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	C	0	0	
Southeastern Region	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

		=====115%=====																
MIDDLE SCHOOLS		0	3	1	1	1	2	0	0	0	0	2	1	2	4	4	=# closed	
Year		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
<u>Northeastern Region</u>																		
Bonnie Branch			O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Elkridge Landing		O	C	O	O	O	O	O	O	O	O	C	O	O	O	O		
Ellicott Mills		O	O	O	O	O	O	O	O	O	O	C	O	O	C	C		
Mayfield Woods		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Thomas Viaduct																O		
<u>Southeastern Region</u>																		
Hammond		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Murray Hill		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Patuxent Valley		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
<u>Columbia East Region</u>																		
Oakland Mills		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Lake Elkhorn		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
<u>Columbia West Region</u>																		
Harper's Choice		O	O	O	O	O	O	O	O	O	O	O	O	O	C	C		
Wilde Lake		O	O	O	O	O	O	O	O	O	O	O	O	C	O	O		
<u>Northern Region</u>																		
Burleigh Manor		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Dunloggin		O	C	O	O	O	O	O	O	O	O	O	C	C	C	C		
Patapsco		O	C	C	C	C	C	O	O	O	O	O	O	O	O	C		
<u>Western Region</u>																		
Clarksville		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Folly Quarter					O	O	O	O	O	O	O	O	O	O	O	O		
Glenwood		O	O	O	O	O	C	O	O	O	O	O	O	O	O	O		
Lime Kiln		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O		
Mount View		O	O	O	O	O	O	O	O	O	O	O	O	O	C	O		

Open/Closed Bin Status - Elementary School Districts and Regions - Units on hold at end of year

	0	0	62	533	0	0	51	75	0	75	376	619	705	655	395	363	0	0	16	845	9	129	147	18	134
Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2015	2016	2017*
Centennial Lane											1			89											38
Hollifield Station											46	46	79	88											
Manor Woods												9	16	28	372	363						110	110		
Northfield												28	37	19											
St. John's Lane											15			183											
Waverly																									
Northern Region														448											
Bushy Park										16		59	75	75											
Dayton Oaks																									
Clarksville																									
Fulton													70												
Lisbon										3	43	59	98	67											
Pointers Run											9	14	14												
Triadelphia Ridge											172	151	228												
West Friendship											2	2	4												
Western Region											226	372	566												
Cradlerock (Dasher Green)																									
Jeffers Hill																									
Phelps Luck																									
Stevens Forest																									
Talbott Springs																			8						
Thunder Hill																									
Columbia East Region																									
Bryant Woods																			6						
Clemens Crossing																									
Longfellow												84													
Running Brook																									
Swansfield																									
Columbia West Region																									
Bellows Spring															12				184			19	19		
Deep Run				529																					
Elkridge															11				633						
Ilchester							51	64		56															
Ducketts Lane																									
Rockburn								11						2									18	18	55
Veterans																									
Waterloo																			4						
Worthington												175		104											
Northeast Region								154		56															
Atholton																									
Bollman Bridge			2	4																					35
Forest Ridge			4																24	4					6
Gorman Crossing																									
Guilford				42							10								2		5				
Hammond				14							78	76													
Laurel Woods																									
Southeastern Region			62																						

Note that the 19 units failing in 2015 for Bellows Springs was do to over 300 unit limit if school district is over 100% capacity.

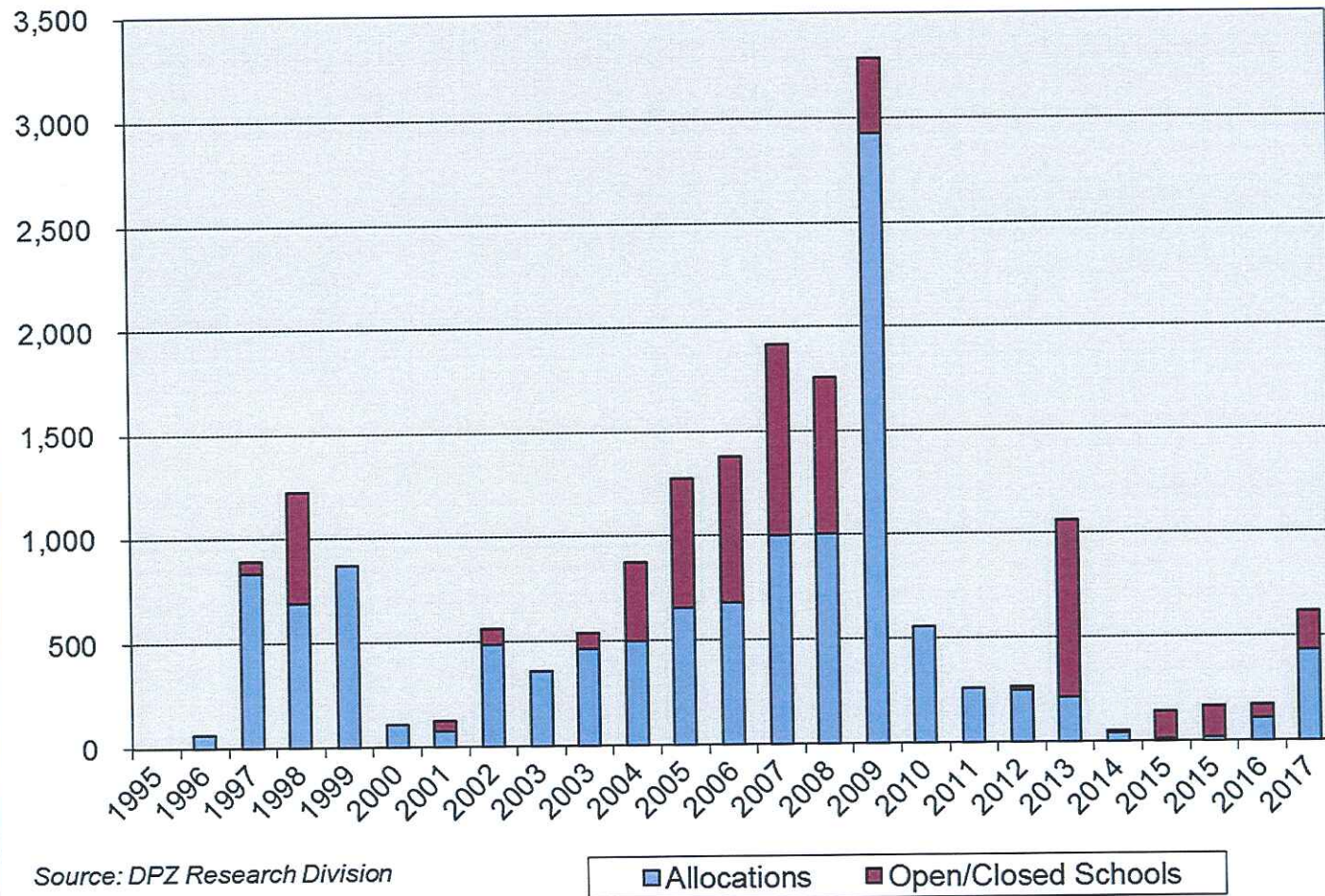
Open/Closed Bin Status - Middle Schools

[illegible]

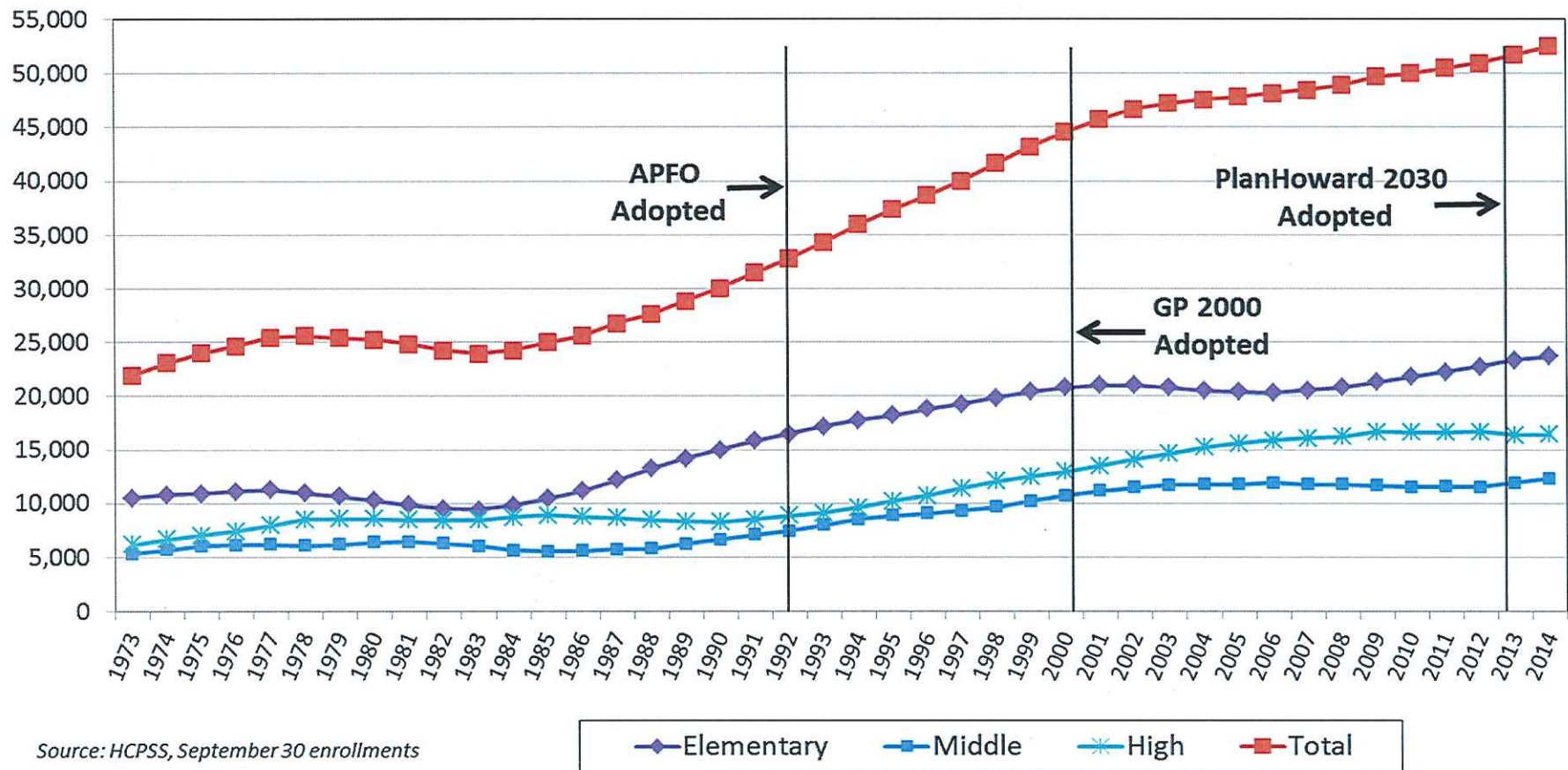
**Total Units on Hold
Allocations & Open/Closed Bin**

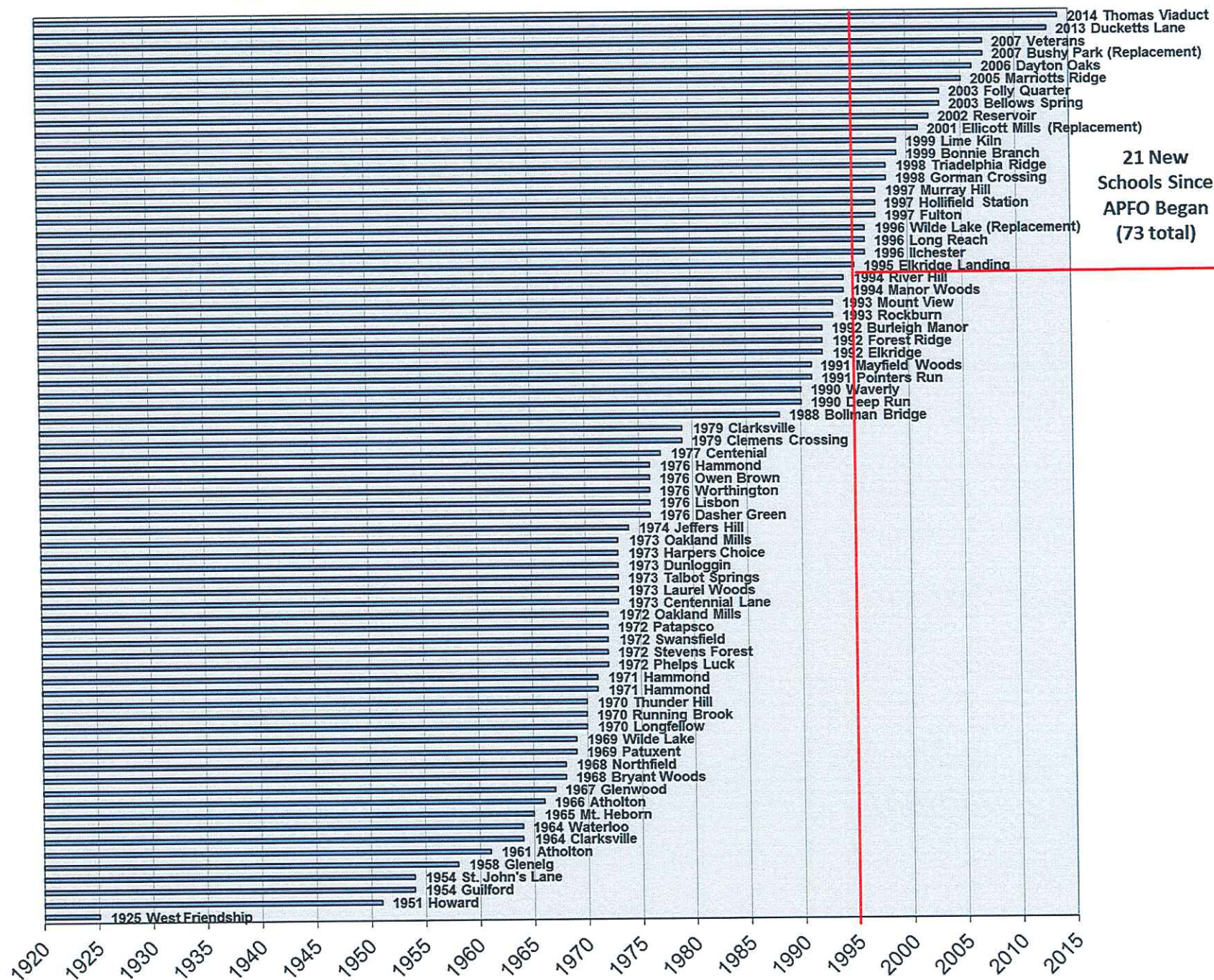
Allocation Year	Allocations	Open/Clsd Schools	Total
1995	0	0	0
1996	63	0	63
1997	832	62	894
1998	688	533	1,221
1999	869	0	869
2000	109	0	109
2001	74	51	125
2002	484	75	559
2003	360	0	360
GP 2000 Adopted			
2003	461	75	536
2004	497	376	873
2005	654	619	1,273
2006	676	705	1,381
2007	994	925	1,919
2008	1,002	756	1,758
2009	2,925	363	3,288
2010	553	0	553
2011	261	0	261
2012	248	16	264
2013	211	850	1,061
2014	37	13	50
2015	12	133	145
PlanHoward 2030 Adopted			
2015	17	151	168
2016	111	60	171
2017*	478	186	664

Units on Hold in Howard County Allocations and Open/Closed Schools Since Beginning of APFO



Howard County Public School System Enrollments 1973 to 2014 (Sept. 30 counts)





APFO Exemptions

- Single lot exemption in Rural West
- Single lot exemption for family member
- Single lot exemption for financial hardship
- Mobile home park replacement units
- Redevelopment sites replacing occupied units
- No Schools test for age-restricted units
- Special affordable housing opportunities (by CC resolution can move ahead, but allocations are counted)

APFO Provisions Taken Out

- One lot exemption in the east (taken out around '03)
- Advancing of Route 1 allocations by allowing a developer to provide land for school or other public facility (Oxford Square did this)
- Route 1 advancing taken out in 2012 with Adoption of PlanHoward 2030 when Route 1 set-aside allocations were no longer a category

Summary

- APFO has worked to slow growth in areas of high demand.
- New infrastructure can be planned and paid for and built with a known 20 year growth pace.
- APFO has granted some relief and has given the HCPSS extra time to plan, redistrict and build schools (21 new schools since 1995) & additions.

Issues and Considerations

- If a particular school had been closed to development, may have helped, but not necessarily, due to: 1) high birth and yield rates, 2) turnover of existing housing.
- Programmatic changes such as reduced class size and full day kindergarten has increased level of service and should be taken into consideration when evaluating crowding.
- APFO impacts new development only – can't control existing house turnover & programmatic changes.